

OFFICE OF PLANNING AND DEVELOPMENT SERVICES

July 2015

DEPARTMENT UPDATES

Planning and Public Works staff, along with the Town Manager, began working on applications for the regional Local Transportation Capital Improvement Program (LOTICIP) for a number of road and intersection improvements.

Pre-application meetings were held regarding the re-use of the Tee's Plus building and with the developer of an indoor beach volleyball facility. Both properties are located on Route 184.

There have been a number of inquiries about the re-use of the Poquonnock Bridge Volunteer Fire Station at 13 Fort Hill Road. Ideas include a dance studio, a cabinet maker workshop/showroom, a landscape business, and a restaurant with outdoor seating.



Senator Blumenthal Commuter Rail meeting

Staff coordinated a special meeting for local elected officials with Senator Blumenthal on July 2nd. The discussion focused around cross-honoring tickets, which is a major issue for many commuters from New London to New Haven as well as expansion of commuter rail in the region. Staff presented information showing the demand for a commuter rail stop in Groton, showing that there are over 6,000 commuters into Groton who live near train stations and 3,700 Groton residents that commute to locations that have train stations. The reuse of the Mystic train depot was discussed, including how to provide visitor information now that the Mystic Chamber no longer manages the visitor information center there.

ICSC Idea Exchange

Staff traveled to Boston to attend a regional retail trade show on July 17th and met with a realtor who has a client interested in locating a hotel in Groton.

ECONOMIC & COMMUNITY DEVELOPMENT



The department welcomed Paige Bronk as the new Economic and Community Development Manager. He was the Planning Director for the City of Newport Rhode Island for over a decade, the Economic Development Manager in North Kingstown Rhode Island and most recently the Director of Development at Rhode Island Housing.

Thames River Heritage Park

Staff continued to work with a small subcommittee to set up a Transition Team for the Heritage Park. Meetings were held weekly to discuss transition team membership, to establish the tasks that the team will need to complete in order to establish the new non-profit, and to set up a kickoff meeting. That meeting was held on July 29th and was covered in The Day newspaper. Staff will continue to work as a member of the transition team, assisting with the Finance Committee and Organization Committee.

Market Analysis and Zoning Audit

The second Focus Group meeting took place on July 20th and the consultants presented initial findings from the land use regulatory interviews as well as some more focused market related information.

Mystic Education Center

Staff accompanied the VHB and Camoin Associates and DECD representatives on a tour of the Mystic Education Center facility. The next steps are for the consultants to conduct a zoning analysis and market study to determine what uses might work for the site and to determine what the market demand is for the facility.

COMMISSION HIGHLIGHTS

Planning Commission

Approved additions to the Doncasters Manufacturing facility and parking lot on Poquonnock Road to expand manufacturing operations and to accommodate additional employees. Improvements to the Groton Utilities water filtration plant were also approved. This project is expected to be under construction for three years and will utilize the latest technology to treat the drinking water. GU will construct a sidewalk along Route 1 as part of the project.

Land Use Applications	This Month	Calendar Year to Date
Site Plans	0	7
Subdivisions	1	6
Inland Wetland Permits	0	6
Special Permits	0	2
Regulation/Map Amendments	0	1
Variances/Appeals	1	12
Cert. of Appr. of Location	1	1
Coastal Site Plans	0	6
Administrative Site Plans	2	13
Land Use Applications Submitted	5	54

INSPECTION SERVICES DIVISION HIGHLIGHTS

- ◇ Total building fees collected for FYE 2016 less reimbursements: \$20,608
- ◇ The division has processed 25 building and electrical permits relative to the installation of roof mount photovoltaic solar panels. Inspector John LaBossiere, a Connecticut licensed master electrician, has been working with a number of different solar energy contractors and Eversource to inspect and approve the arrays.
- ◇ This month a certificate of occupancy was issued to the new Pet Valu Store located at 220 Route 12 while building permits were issued for a fitness club at 441 Long Hill Road, renovations to the TVCCA facility at 36-40 Central Avenue, and to replace antennas and radio heads on the cell tower at 725 Flanders Road.

ITEM	RECEIVED IN JULY	CALENDAR 2015 TOTAL
BUILDING PERMITS	65	319
ELECTRICAL PERMITS	39	194
PLUMBING PERMITS	18	96
MECHANICAL PERMITS	22	165
SPRINKLER PERMIT	0	4
MOBILE HOME PERMITS	0	4
ESTIMATED VALUE	1,996,286	
RESIDENTIAL PERMITS ISSUED—NEW	1	11
ESTIMATED VALUE	115,500	1,432,400
RESIDENTIAL ADDITIONS/ALTERATIONS	50	225
NEW COMMERCIAL PERMITS	0	2
COMMERCIAL ADDITIONS	6	34
SIGNS	2	5
POOL PERMITS	1	6
SHED PERMITS	5	22
SINGLE FAMILY/DUPLEX UNITS APPROVED	5	10
TOTAL FEES COLLECTED (less reimbursements)	20,608	
CERTIFICATES OF OCCUPANCY ISSUED	12	55
UNITS CONNECTED TO TOWN SEWER	6	20
HDC CERTIFICATES OF APPROPRIATENESS	3	21
CODE ENFORCEMENT		
SIGN VIOLATIONS	24	162
VEHICLES/WASTE	1	10
OTHER ENFORCEMENT ACTIONS	0	8
PENDING LITIGATION	0	0
CASES RESOLVED	1	7